

CITY OF GRAND JUNCTION

ORDINANCE NO. 5335

AN ORDINANCE AMENDING THE REDLANDS 360 PLANNED DEVELOPMENT OUTLINE DEVELOPMENT PLAN (ODP), INCORPORATE APPROXIMATELY 29.08 ACRES INTO THE ODP, INCLUDING PARCEL NOS. 2945-172-00-183, 2945-183-00-005, AND 2945-183-00-006, AND ESTABLISH PLANNED DEVELOPMENT (PD) ZONING FOR NEWLY ADDED LANDS, RESULTING IN A TOTAL ODP AREA OF APPROXIMATELY 629.08 ACRES, AND AMEND THE ODP TO MODIFY CERTAIN BULK AND LIGHTING STANDARDS FOR PROPERTY LOCATED SOUTH OF THE REDLANDS PARKWAY AND HIGHWAY 340 INTERSECTION

Recitals:

Grand Junction Land Company LLC (GJLC) and Redlands Three Sixty LLC (360) (collectively, "Owners"), in conjunction with La Plata Communities LLC ("Applicant"), request approval of an amendment to the Redlands 360 Planned Development (PD) Outline Development Plan (ODP), originally approved by the City Council in 2022, for approximately 629.08 acres of land generally located south of the Redlands Parkway and Highway 340 intersection, east of South Camp Road, west of the Ridges development, and north of public lands in the City of Grand Junction.

The proposed amendment would incorporate approximately 29.08 acres into the existing PD, including Parcel Nos. 2945-172-00-183, 2945-183-00-005, and 2945-183-00-006, increasing the total PD area from approximately 600 acres to approximately 629.08 acres. The amendment also establishes Planned Development zoning for the newly incorporated properties, including recently annexed lands, and amends certain bulk development standards and outdoor and site lighting standards while maintaining the overall development vision, land use framework, and planning objectives established by the approved ODP.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code ("Code"), the Planning Commission conducted a public hearing and, at the conclusion thereof, recommended approval of the proposed amendment to the Planned Development Outline Development Plan, finding that the amendment conforms with the 2020 One Grand Junction Comprehensive Plan, the Comprehensive Plan amendment criteria, the rezoning criteria, and the Planned Development Outline Development Plan criteria of the Code.

After public notice and public hearing, the Grand Junction City Council finds, for the reasons stated in the record, that the proposed amendment to the Redlands 360 Planned Development Outline Development Plan conforms with the applicable One Grand Junction Comprehensive Plan, the rezoning criteria, and the Planned

Development Outline Development Plan criteria of the Code, and that approval of the amendment will continue to provide the coordinated planning, public benefits, and development framework established through the original Planned Development approval.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT, IN CONSIDERATION OF THE FOREGOING RECITALS AND THE RECORD OF THE ACTION OF THE PLANNING COMMISSION AND THE CITY COUNCIL, THE REDLANDS 360 PLANNED DEVELOPMENT (PD) OUTLINE DEVELOPMENT PLAN (ODP), AS ORIGINALLY APPROVED BY ORDINANCE NO. 5051, IS HEREBY AMENDED TO INCORPORATE APPROXIMATELY 29.08 ACRES INTO THE PD, ESTABLISH PLANNED DEVELOPMENT (PD) ZONING FOR THE NEWLY ADDED LANDS, REZONE THE IDENTIFIED RL-4 PROPERTIES TO PD, AND AMEND CERTAIN BULK DEVELOPMENT STANDARDS, OUTDOOR AND SITE LIGHTING STANDARDS, AND RELATED ODP EXHIBITS AS DEPICTED AND DESCRIBED IN EXHIBITS 3, 6A, 6B, AND 8, ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE. THE AMENDED ODP, AS SET FORTH HEREIN, IS HEREBY APPROVED AND ADOPTED, SHALL BE EFFECTIVE AND ENFORCEABLE IN ACCORDANCE WITH APPLICABLE LAWS, RULES, AND REGULATIONS, AND ALL OTHER PROVISIONS OF THE REDLANDS 360 PLANNED DEVELOPMENT OUTLINE DEVELOPMENT PLAN NOT EXPRESSLY AMENDED BY THIS ORDINANCE SHALL REMAIN IN FULL FORCE AND EFFECT, ALL OF WHICH ARE APPROVED FOR THE FOLLOWING DESCRIBED PROPERTY

Multiple parcels of land situated in Section 17, Section 18 and Section 19 of Township 1 South, Range 1 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Lot 100 of Canyon Rim 360 Subdivision Filing Number One, as recorded at Reception Number 3002807,

(307.91 acres more or less.)

Together with Redlands 360 Filing 4, as recorded at Reception Number 3162385,

(193.01 acres more or less.)

Together with Tract 1 of Bubar Subdivision as recorded at Reception Number 3140639,

(8.10 acres more or less)

Together with Lot 100 of Renaissance 360 Subdivision, as recorded at Reception Number 3946938, (34.00 acres more or less.)

Together with Redlands 360 Filing 2, as recorded at Reception Number 3162392,

(20.37 acres more or less.)

Together with Redlands 360 Filing 1, as recorded at Reception Number 3066475, except Lot 999 thereof, (36.61 acres more or less.)

Together with the northwest quarter of the southeast quarter of the southwest quarter of said Section 18,

(9.99 acres more or less.)

Together with a parcel of land situated in the southwest quarter of the northwest quarter of Section 17, Township 1 South, Range 1 West of the Ute Meridian, being more particularly described as follows;

Beginning at 2.25" brass cap marked MESA COUNTY SURVEY MARKER NO 352 1966 for the west quarter corner of said Section 17, whence a 2.5" aluminum cap marked LS 33650 2006 for the center-west sixteenth corner of said Section 17 bears North 89°54'43" East with all bearings herein relative thereto;

Thence North 00°02'39" West, a distance of 527.27 feet to an illegible 1.5" aluminum cap on the south line of Right of Way per Reception Number 978831;

Thence North 89°55'24" East, a distance of 199.86 feet to a 1.5" aluminum cap marked PLS 4307 USW;

Thence North 00°03'32" West, a distance of 146.83 feet to a 1.5" aluminum cap marked PLS 4307 USW on the purported south line of the Redlands Water and Power Company First Lift Canal and the beginning of a curve concave to the northwest having a radius of 225.00 feet and a central angle of 67°08'11" and being subtended by a chord which bears North 47°43'22" East a distance of 248.82 feet;

Thence easterly along said curve, a distance of 263.64 feet to a point of reverse curvature;

Thence northerly a distance of 191.31 feet along the arc of said curve concave to the south having a radius of 100.00 feet and a central angle of 109°36'50" being subtended by a chord bearing North 68°57'42" East a distance of 163.44 feet;

Thence South 56°13'53" East tangent to said curve, a distance of 223.54 feet;

Thence South 49°55'24" East, a distance of 179.16 feet;

Thence South 45°06'06" East, a distance of 490.80 feet;

Thence South 37°19'22" East, a distance of 162.46 feet;

Thence South 24°18'00" East, a distance of 41.78 feet to the east line of the southwest quarter of the northwest quarter of said Section 17;

Thence South 00°03'38" West, a distance of 145.10 feet to the said center-west sixteenth;

Thence South 89°54'43" West, a distance of 1322.08 feet to the Point of Beginning.
(18.96 acres more or less.)

(TOTAL ACREAGE 628.95, more or less)

INTRODUCED on first reading this 15th day of July 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 5th day of August 2026 and ordered published in pamphlet form.



Laurel Lutz
President of the City Council

ATTEST:

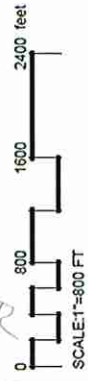
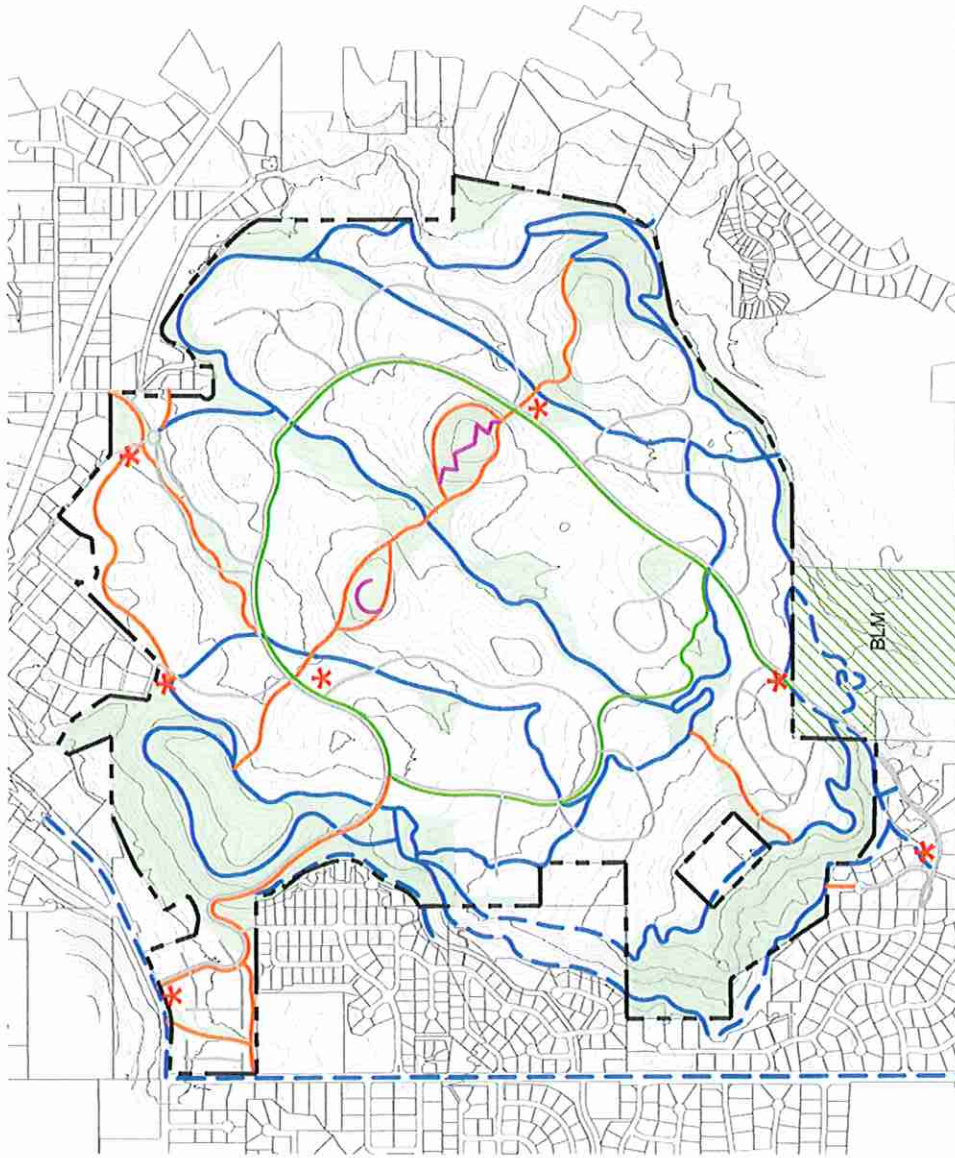

Selestina Sandoval
City Clerk



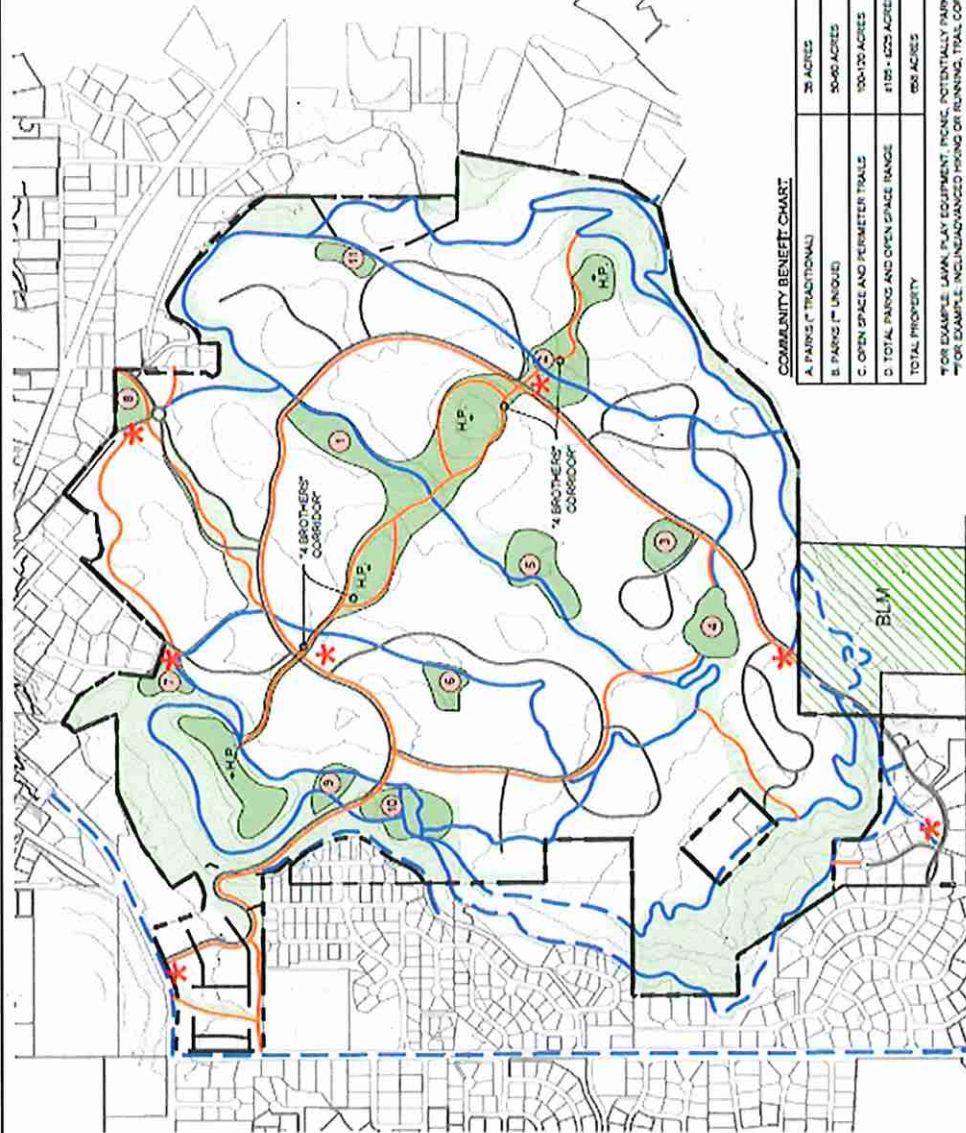
TRAILS LEGEND

- 8 FT DETACHED, PAVED LOOP MOSTLY FOLLOWING ROADS
- HISTORICAL ON-SITE
- HISTORICAL OFF-SITE
- NEW ON-SITE, SOFT SURFACE, 2 FT MIN WIDTH
- SPECIAL - INCLINE OR OTHERWISE DIFFERENT FROM OTHERS
- OPEN SPACE
- EXISTING BLM
- TRAILHEADS

NOTE: A NUMBER OF THE HISTORIC TRAILS ARE SHOWN AS 'REHABILITATED' ON THE PARK AREA PLAN.



Redlands 360 Outline Development Plan
Exhibit 1: Trail Types



LEGEND

- HISTORICAL ON-SITE TRAIL
- HISTORICAL OFF-SITE TRAIL
- NEW AND SUBSISTANT TRAILS WITHIN DEVELOPMENT AREA
- OPEN SPACE
- EXISTING BLM
- TRAILHEADS
- PARK AREA

A. PARKS (TRADITIONAL)

1	7.4 ACRES
2	1.6 ACRES
3	2.4 ACRES
4	3.7 ACRES
5	5.0 ACRES
6	2.0 ACRES
7	2.0 ACRES
8	1.8 ACRES
9	2.5 ACRES
10	4.9 ACRES
11	1.9 ACRES
TOTAL	35 ACRES

B. PARKS (UNIQUE)

- * THE 4 BROTHERS / 4 HIGH POINTS CORRIDOR
- * LINEAR PARKS WITHIN DEVELOPMENT AREA (NOT IN PERIMETER OR PARKS)
- TOTAL FOR UNIQUE PARKS
- C. REMAINING OPEN SPACE AND PRIMARY EXISTING RM TRAILS
- D. TOTAL OPEN SPACE/PARKS RANGE
- (THE OGP PLAN SHALL INCLUDE NO LESS THAN 145 ACRES)

NOTE: PARK AREAS ARE SUBJECT TO SOME CHANGE EXACT LOCATION TO BE DETERMINED CONCURRENT WITH EACH SUBDIVISION AND PROGRESSION PHASE

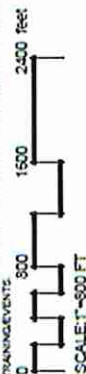
EXISTING SLOPE BREAKDOWN OF PARKS (TRADITIONAL)

0-10% SLOPE	12 ACRES	31%
10-20% SLOPE	13 ACRES	37%
20-30% SLOPE	3 ACRES	8%
>30% SLOPE	1 ACRES	3%
TOTAL	35 ACRES	100%

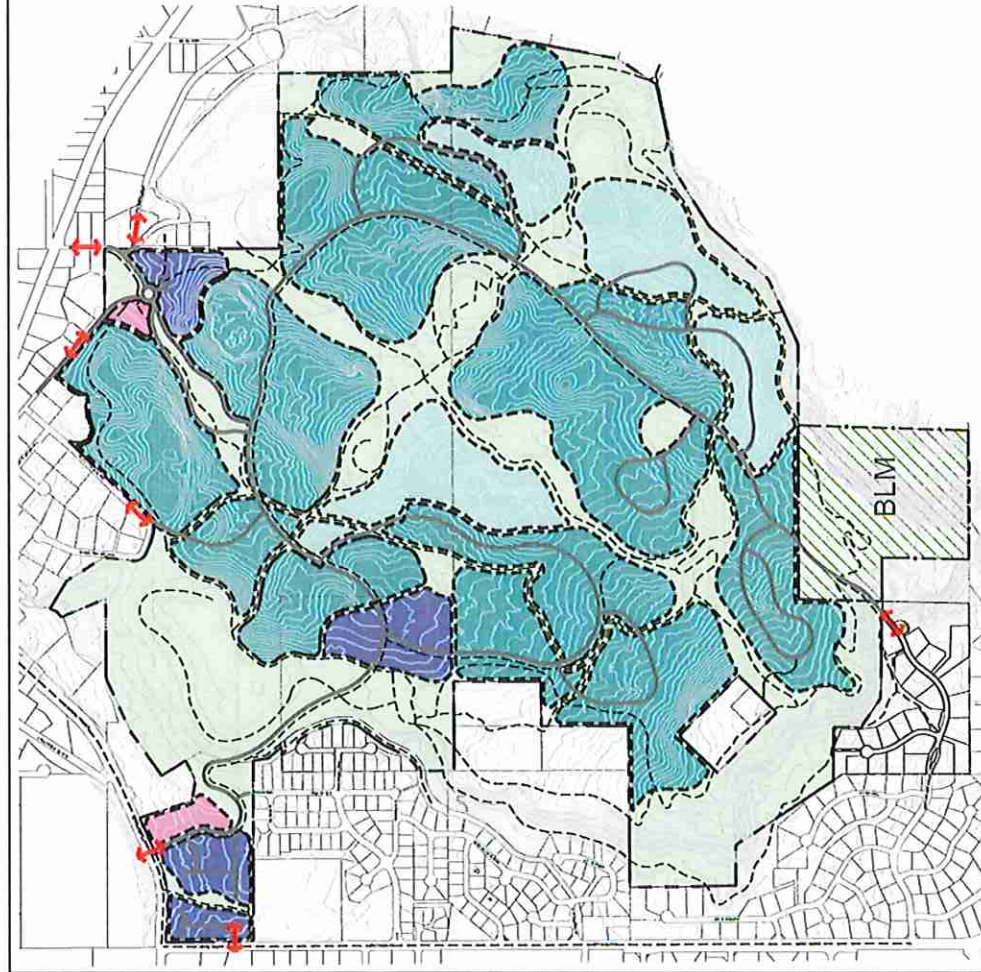
COMMUNITY BENEFIT CHART

A. PARKS (TRADITIONAL)	35 ACRES	2%
B. PARKS (UNIQUE)	3500 ACRES	8-10%
C. OPEN SPACE AND PERIMETER TRAILS	100-120 ACRES	15-18%
D. TOTAL PARKS AND OPEN SPACE RANGE	\$125 - \$225 ACRES	\$25 - \$45 PER ACRE
TOTAL PROPERTY	650 ACRES	100%

FOR EXAMPLE: LAWN, PLAY EQUIPMENT, PAVES, POTENTIALLY PARKING AND RESTROOMS
** FOR EXAMPLE, INCLUDE ADVANCED PAVING OR RUNNING, TRAIL CORRIDORS (ALL TYPES), CIRCUIT TRAINING TRAILS



Redlands 360 Outline Development Plan
Exhibit 2: Public Park Areas



LAND USE PLAN LEGEND

- PROJECT BOUNDARY LINE
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MULTI-FAMILY/HIGH DENSITY
- COMMERCIAL
- OPEN SPACE
- ROAD NETWORK
- TRAILS
- ACCESS POINTS

**TABLE 1
DEFAULT STANDARDS**

Dimensional Summary Table	Low Density Residential	Medium Density Residential	Multi-Family High Density	Commercial	Open Space
City District Zone Criteria	RL-1	RM-1	RM-2	RM-3	CSR
Use	Residential	Residential	Residential	Commercial	Open Space
Area (min. ft.)	20,000	20,000	20,000	20,000	20,000
Width (min. ft.)	20	20	20	20	20
Frontage on sidewalk (min. ft.)	20	20	20	20	20
Setback	5	5	5	5	5
Principal Structure	15	20	20	20	15
Front (min. ft.)	15	20	20	20	15
Side (min. ft.)	15	20	20	20	15
Side (min. ft.)	15	20	20	20	15
Rear (min. ft.)	15	20	20	20	15
Accessory Structure	15	20	20	20	15
Front (min. ft.)	15	20	20	20	15
Side (min. ft.)	15	20	20	20	15
Rear (min. ft.)	15	20	20	20	15
Bus / Other Commercial	15	20	20	20	15
Lot coverage (max.)	50%	75%	75%	100%	100%
Height (max. ft.)	40	40	40	40	40
Density (min. units per acre)	0	10	10	10	0
Density (max. units per acre)	0	10	10	10	0
Curb Stopped	No	No	No	No	No

TABLE 2

LAND USE	AREA	MINIMUM DENSITY	MAXIMUM DENSITY
LOW DENSITY RESIDENTIAL	MIN 60 ACRES	50 UNITS	240 UNITS
MEDIUM DENSITY RESIDENTIAL	MIN 200 ACRES	100 UNITS	240 UNITS
MULTI-FAMILY/HIGH DENSITY	MIN 200 ACRES	100 UNITS	240 UNITS
COMMERCIAL / MIXED USE	UP TO 6 ACRES	5 UNITS	100 UNITS
OPEN SPACE/CSR	NO LESS THAN 100 ACRES	100 UNITS	175 UNITS



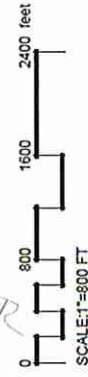
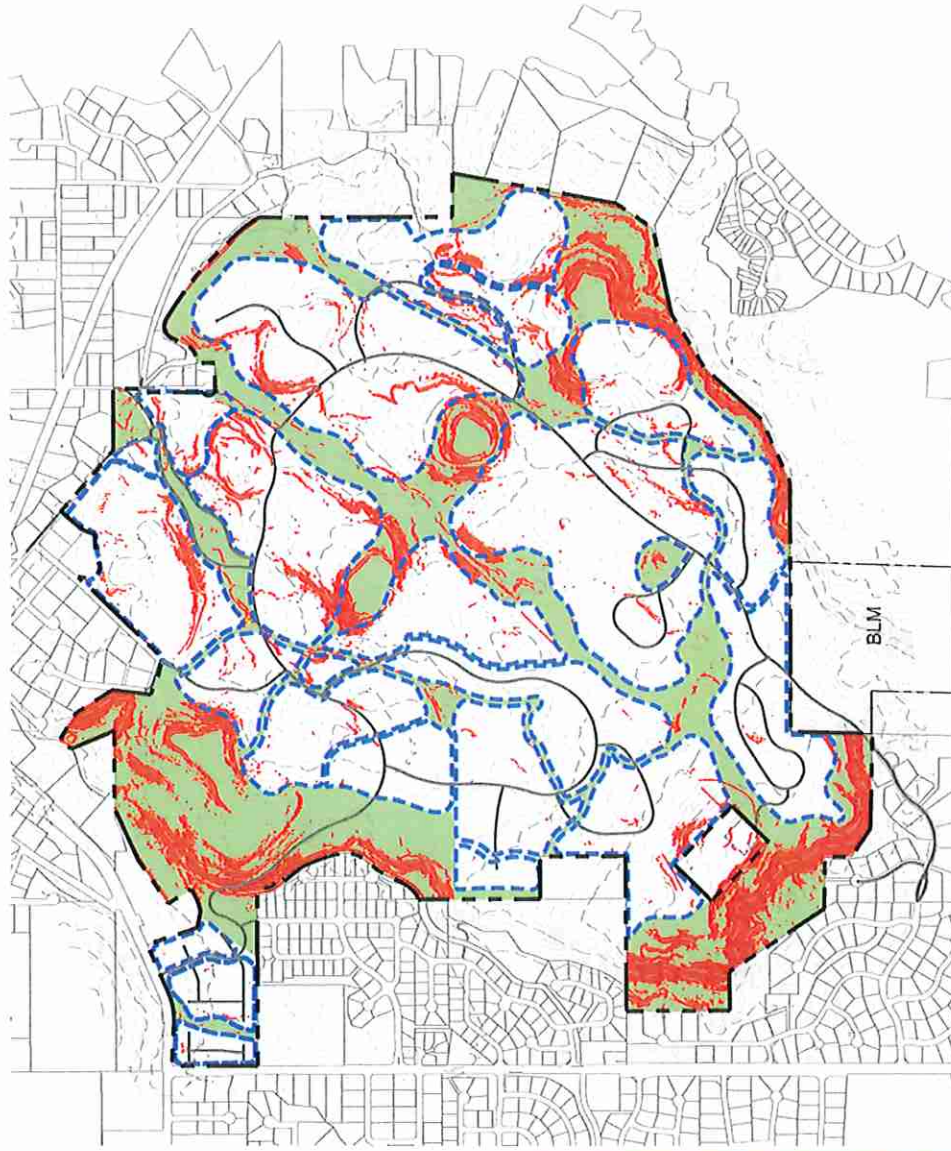
Redlands 360 Outline Development Plan
Exhibit 3: Land Use and Default Zones



CLAYTON, ROBERTS & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
222 N. 7TH STREET, GRAND JUNCTION, CO 81501
970.241.0248 (P) 970.241.0248 (F)

SLOPE MAP LEGEND

- 30% OR GREATER SLOPES
- OPEN SPACE
- 25 FT CONTOURS
- PROPOSED ROADS
- ODP DEVELOPMENT SUBBLES



Redlands 360 Outline Development Plan
Exhibit 4: Slope Analysis



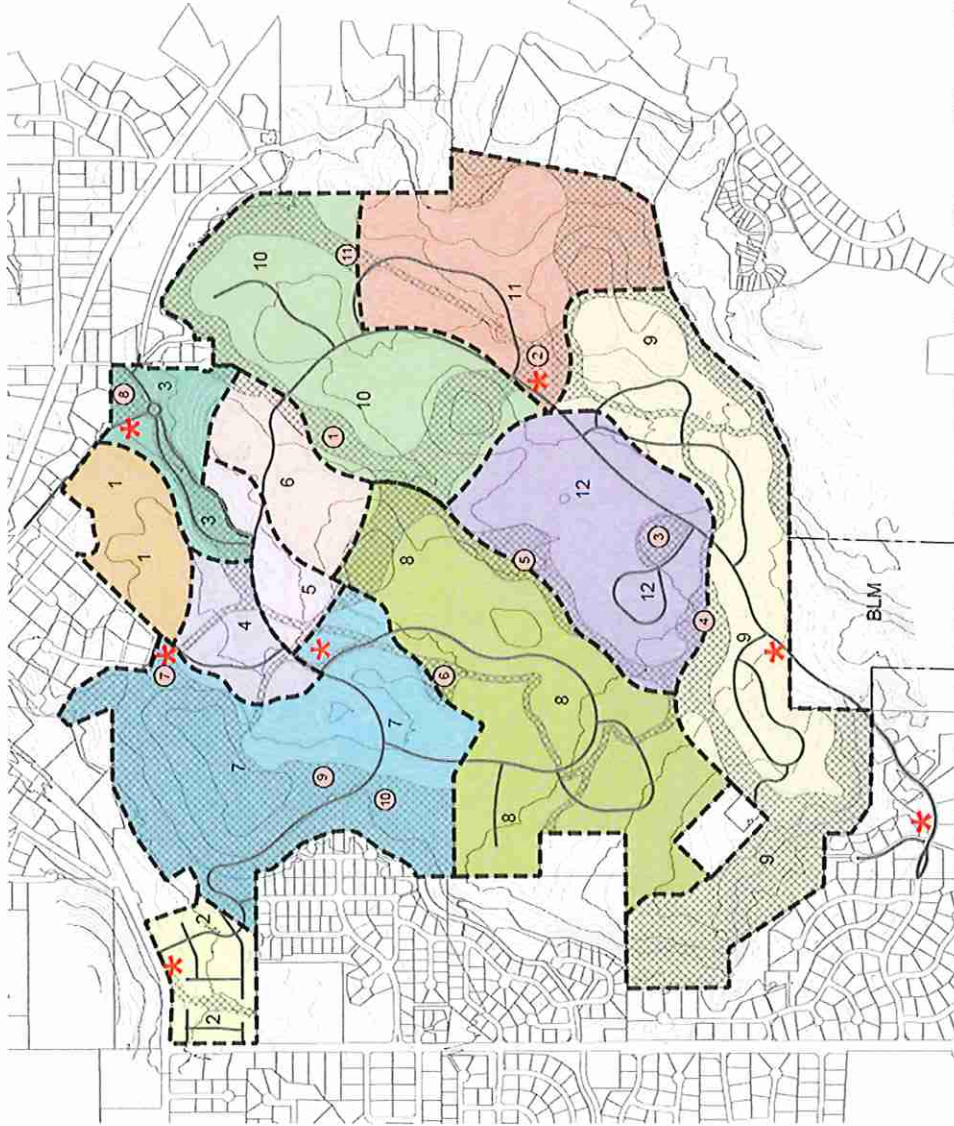
DEVELOPMENT PROGRESSION SCHEDULE

- 1 - COMPLETE
- 2 - TARGETED START 2026
- 3 - TARGETED START 2028
- 4 - TARGETED START 2030
- 5 - TARGETED START 2032
- 6 - TARGETED START 2034
- 7 - TARGETED START 2036
- 8 - TARGETED START 2038
- 9 - TARGETED START 2040
- 10 - TARGETED START 2042
- 11 - TARGETED START 2044
- 12 - TARGETED START 2046
- OPEN SPACE, SEE EXHIBIT 2
- TRADITIONAL PARK, SEE EXHIBIT 2
- TRAILHEAD, SEE EXHIBIT 2

CITY COUNCIL REPORT SCHEDULE

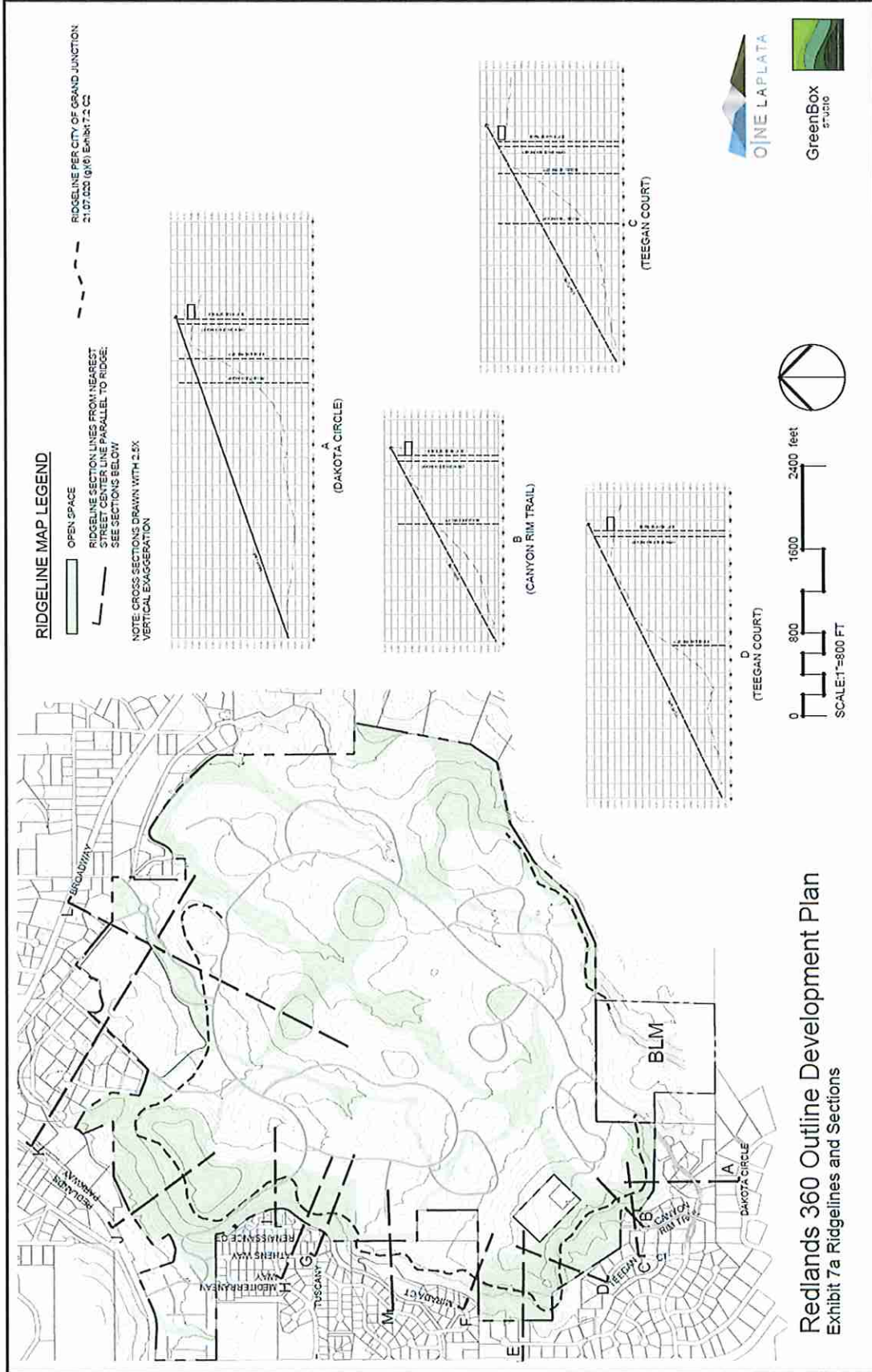
PHASE #	UPDATED MEETINGS WITH CITY COUNCIL
PHASES 2-7	2027 2032 2037 2042
PHASES 8-12	

Disclaimer: This Progression Plan is conceptual in nature and is our best estimate at this point as to how the master plan will be developed into the future. Factors such as market trends, product mix, etc., will dictate future decisions on how the community will be developed with future phases.



Redlands 360 Outline Development Plan
Exhibit 5: Development Progression Plan





RIDGELINE MAP LEGEND

- OPEN SPACE
- RIDGELINE SECTION LINES FROM NEAREST STREET CENTER LINE PARALLEL TO RIDGE. SEE SECTIONS BELOW
- NOTE: CROSS SECTIONS DRAWN WITH 2.5X VERTICAL EXAGGERATION
- RIDGELINE PER CITY OF GRAND JUNCTION 21.07.030 (M) EMBR 7.2.02



A
(DAKOTA CIRCLE)



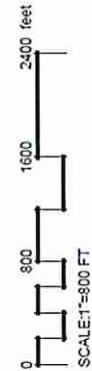
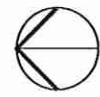
B
(CANYON RIM TRAIL)



C
(TEEGAN COURT)

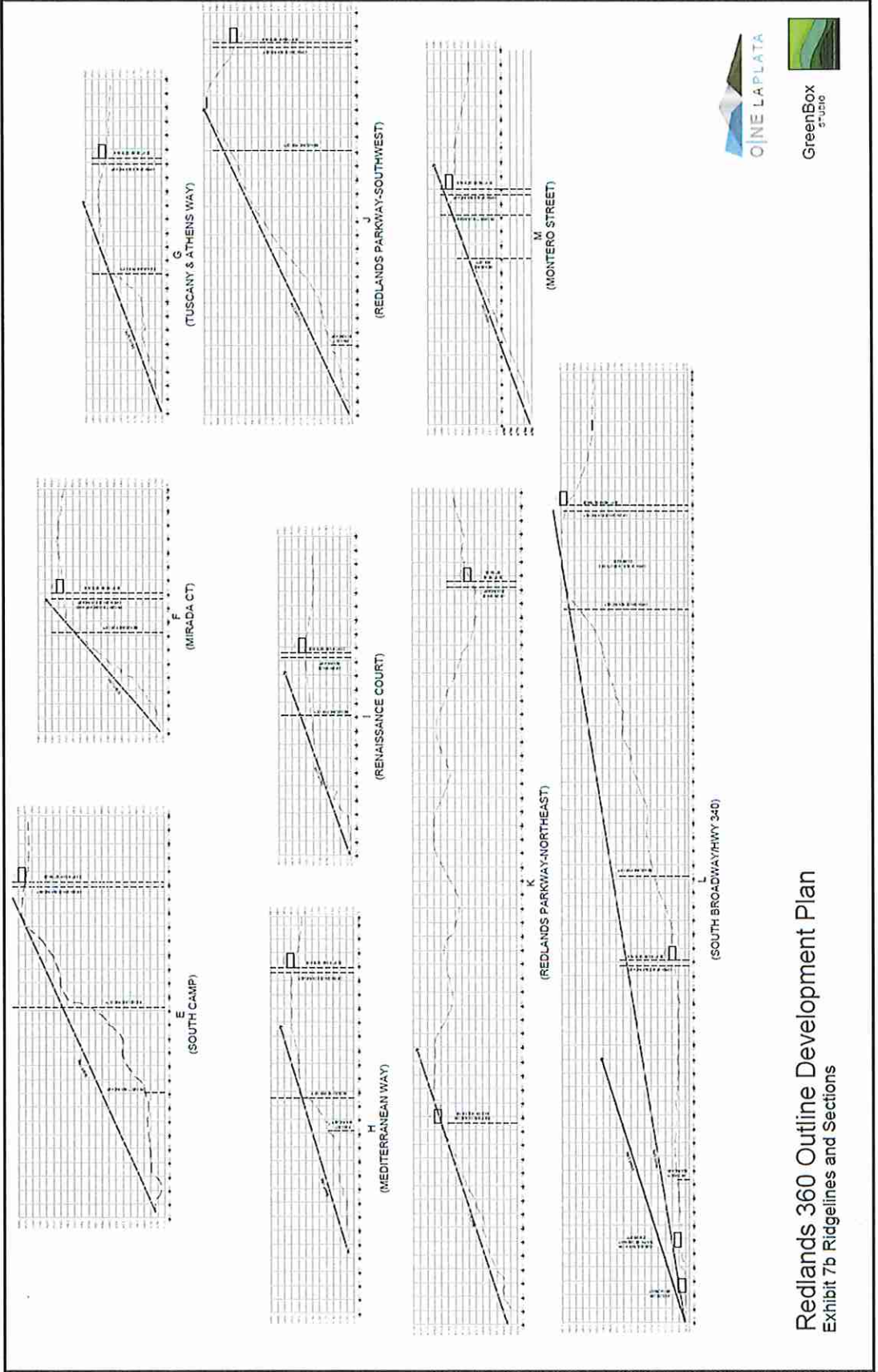


D
(TEEGAN COURT)



Redlands 360 Outline Development Plan **Exhibit 7a Ridgelines and Sections**





Redlands 360 Outline Development Plan Exhibit 7b Ridgelines and Sections

The City of Grand Junction Zoning and Development Code includes chapters 21.11, Outdoor Lighting and Chapter 25.04, Site Lighting.

Chapter 21.11, Outlines the following purposes of lighting regulations:

- 1) Minimize light pollution, light trespass, and glare
- 2) Conserve energy and resources
- 3) Provide safe pathways for motorists, bicyclists, and pedestrians
- 4) Minimize wildlife disturbance and migration by minimizing light pollution into and adjacent to habitat areas
- 5) Ensure sufficient lighting can be provided where needed to promote safety and security
- 6) Protect and reclaim the ability to view the night sky

Outdoor lighting in the Redlands has historically been minimized, particularly in the areas on the south side of Highway 340 which includes the Redlands 360 CDP area. The extent below is from the Redlands 360 CDP and the City of Grand Junction. The City of Grand Junction has been working to improve lighting in the Redlands 360 CDP area. The City of Grand Junction has been working to improve lighting on the Redlands 360 CDP area. With the increase in development on the Redlands, retaining the characteristics of dark skies has been repeatedly cited by residents as a priority during neighborhood meetings and in comments to development applications.

Outdoor Lighting

The enjoyment of the night-sky is also a high priority for residents of the Redlands. Specific standards should be developed to address light pollution concerns. The varying topography and proximity to the Colorado National Monument makes it that much more important that the amount of lighting in the Redlands be kept to a minimum. Generally, the area around Highway 340 and Highway 124 should be kept to a minimum. The City of Grand Junction should encourage homeowners to be low level and spaced to provide the minimum light necessary to meet safety needs. (See also Land Use/Growth Management Action Plan, Page 21)

GOALS, POLICIES, IMPLEMENTATION

- Enhance and maintain, to the greatest extent possible, the darkness of the night sky.

Goals

- Minimize the number and intensity of street lighting and public space lighting.
- Encourage homeowners to minimize outdoor lighting.

Policies



Figure 1: Cobra Head Light

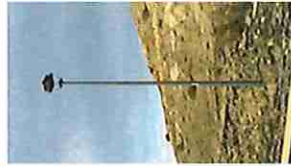


Figure 2: Lantern Light



Figure 3: Pedestrian Light



Figure 4: Pedestrian Bollard Light

Redlands 360 Outline Development Plan Exhibit 8: Outdoor and Site Lighting

In keeping with Code purposes and the historic treatment of lighting in the Redlands, and specifically to be consistent with lighting within surrounding neighborhoods and nearby developments in the Redlands 360 area (e.g. The Ridgely Redlands Mesa, Granite Falls), the Applicant is proposing the following lighting policy for the amended Redlands 360 Outline Development Plan (ODP):

Public Streets

Residential Collector Streets are to be provided with standard Cobra head fixtures (See Figure 1). This lighting standard will be placed at high intensity intersections with other major roadways. Less intensity lighting will be used at lower intensity intersections. The City of Grand Junction will provide the mid-block sidewalk crossings may be illuminated with the Lantern head fixtures.

Residential Local Streets are to be provided with standard Lantern fixtures (See Figure 2). The lighting standard at the less intensity intersections shall be determined at the time of each filing substantial for Redlands 360. This lighting standard will not be required at the end of cul-de-sacs on Residential Local Streets. Any location where a trail or mid-block sidewalk crossing occurs may be illuminated with a Pedestrian Light (See Figure 3).

Streetslights other than at locations listed above are to be limited and primarily only used to illuminate roadway areas such as curves and crests in the grade.

Bicycle & Pedestrian Trails and Outdoor Public Gathering Spaces

In keeping with the prevailing outdoor lighting character in the Redlands, lighting of public pedestrian gathering spaces and formal bicycle and pedestrian trails shall be minimized. However, these spaces shall be provided with lighting that is consistent with the surrounding area. If there is no other lighting in the vicinity, pedestrian level lighting will be used to highlight circulation systems as needed by visible light sources that clearly indicate the path of travel ahead or highlight points of deviation or conflict but do not necessarily illuminate all portions of the path.

Pedestrian area and pathway lighting shall be mounted close to the ground and use a low level of illumination, such as a Pedestrian Light, a Pedestrian Bollard Light (See Figure 4) or similar low mount fixture. The maximum height of the fixture shall be no more than 4 feet in height. Fixtures are to be provided at entrances to primary walkways, at trail intersections, stairways, and similar conflict points. Pedestrian lighting in other locations than listed above are to be limited but not required. Minimum intensity for such lighting shall be 0.5 footcandles; maximum 10 footcandles. All lighting shall be shielded and downward as needed to minimize the impact of illumination on adjacent areas.

All single-track hiking and biking trails, whether existing or proposed, located throughout the designated community open spaces are exempt from the requirements of pedestrian lighting listed above.

Commercial/Multifamily Parking Lots
Provide parking lot lighting to meet the IES Parking Facilities Standard for Low Levels of Activity in General Parking and Pedestrian Areas of 0.2 footcandle minimum and 5 footcandles maximum on the pavement with a uniformity of 4 footcandles or less. Parking lots/areas not classified as commercial and/or multifamily parking lots will not be required to have lighting.

Playgrounds

As consistent with other public park/playgrounds, lighting is not required, and the use of playgrounds shall be representative of use in daylight hours. Dark hours of night lighting shall be provided on any path to be used by children. The City of Grand Junction will provide the lighting for playgrounds in the Metropolitan District parks depending on the proposed program and use of the park.

Under-Canopy Areas

Under-canopy lighting is not required, however where employed such as at a canopy over a mail kiosk, lighting may be controlled by motion-detection for automatic on and off control. Where the canopy does not extend near a main power distribution supply, exterior rated secondary power supply for lighting shall be provided. The City of Grand Junction will provide the lighting for under-canopy areas. Future visibility and lighting followover along the roadway or adjacent lot, and restrict most of the luminance of the future to a footcandle within 10 feet from the edge of canopy.

Signage and Accent Landscape Lighting

Signage and accent landscape lighting is not required. However, where provided for entry/development identification and aesthetics, the lighting may be shielded to minimize sky visibility and lighting shall be limited to illumination from sunset to midnight and from an hour before dawn to dawn.

Signage and Accent Landscape Lighting shall all be accomplished utilizing in-ground fixtures that do not extend above ground more than one (1) foot.

Lighting for other signage, such as on non-residential buildings or sites is not allowed one hour after closing, and before one hour of opening.

Building Entrances

Lighting at non-residential or multi-unit buildings shall be located on the building with 5 footcandles minimum, and 10 footcandles maximum. Lighting at other than main entrances is to be directed so as not to spill more than 15 feet from entrance.

General Lighting Standards

All light fixtures may be aimed at and shielded so that the direct illumination shall be confined to the area of intended use and not spill onto adjacent areas. For coordinated development sites spanning multiple parcels.

For lighting fixtures that exceed 3 feet in height, light shall be directed away from drivers' direct line of sight and away from residential uses but shall not interfere with the safe operation of vehicles moving on or near the site.

USE/AREA*	MINIMUM INTENSITY (footcandles)*	MAXIMUM INTENSITY (footcandles)*
Bicycle and Pedestrian Trails and Outdoor Public Gathering Spaces	0.5	10.0
Commercial/Multifamily Parking Lots**	0.2	6.0
Under-Canopy Areas	0.2	5.0
Signage and Accent Landscape Lighting	0.0	10.0
Building Entrances	5.0	10.0

*Refer to details above for further requirements including standard style, height, outdoor and shielding of lighting.

** Parking lots/areas not classified as commercial and/or multifamily parking lots will not be required to have lighting.

Disclaimer: Light fixture images shown on this graphic are for representational purposes only. Final light fixtures to be installed will be submitted and approved by the City of Grand Junction.



GreenBox
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I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5335 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 15th of July, 2026, and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the day of the 5th of August 2026, at which Ordinance No. 5335 was read, considered, adopted, and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 10th day of August 2026.


Deputy City Clerk

Published: July 18, 2026
Published: August 8, 2026
Effective: September 7, 2026

